



BrownCap Developers Newsletter

May 2026



Secure your handover **by clearing
your outstanding balances**





127
KAYA



May 2026

Progress
Update

Thank You

Dear Valued Client,

We would like to sincerely thank those who attended the individualized handover session. It was a pleasure walking this important milestone with you and ensuring every detail of your unit was carefully addressed. Your patience, engagement, and trust throughout the process truly mean a great deal to us.

Please be assured that we are actively working to secure suitable tenants for your unit and remain committed to protecting and growing your investment.

As we conclude Phase 1, we are also excited about the momentum building toward Phase 2, which will further strengthen the value and vibrancy of the development.

BrownCap Developers

Karibu Nyumbani!

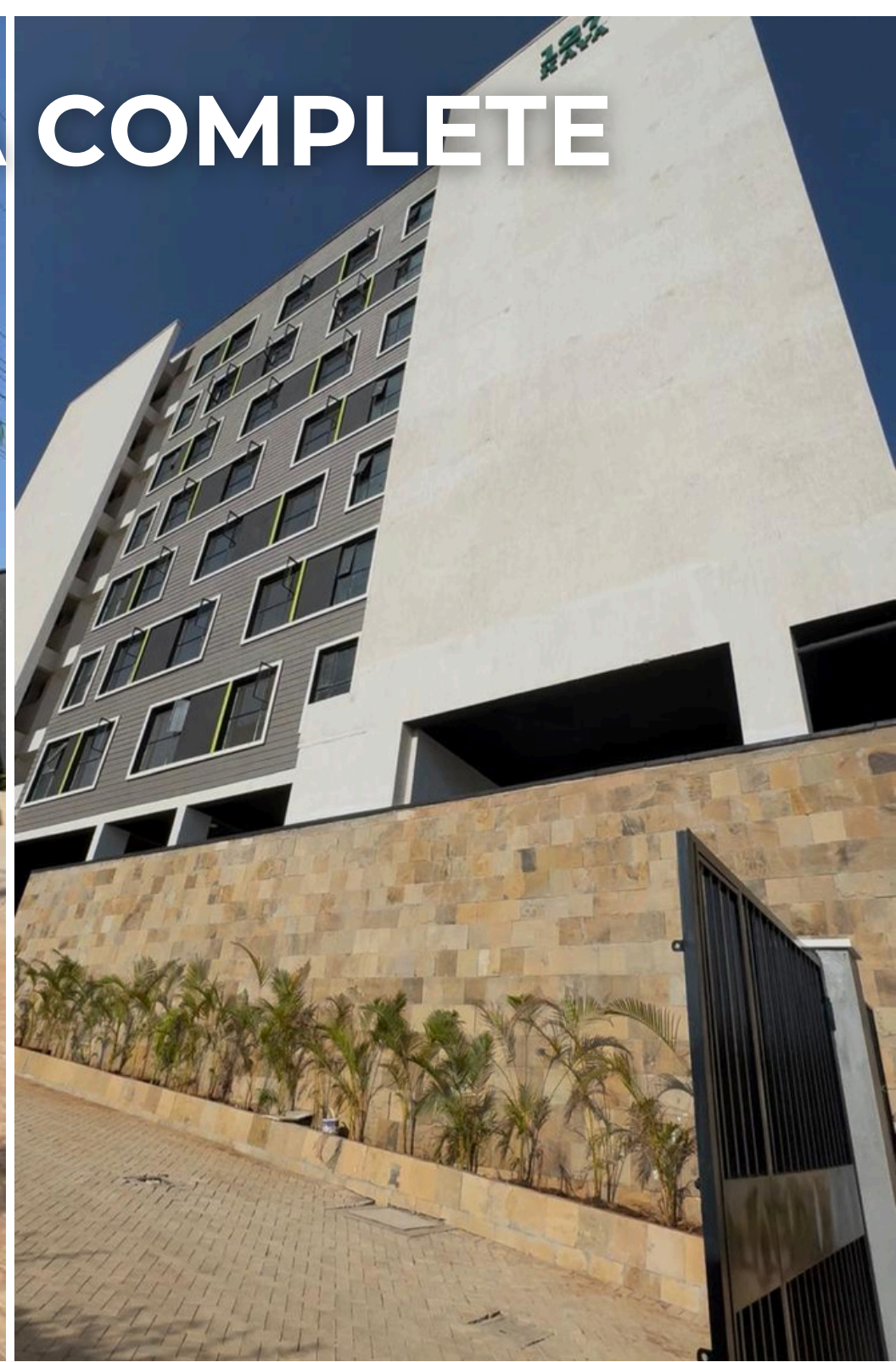
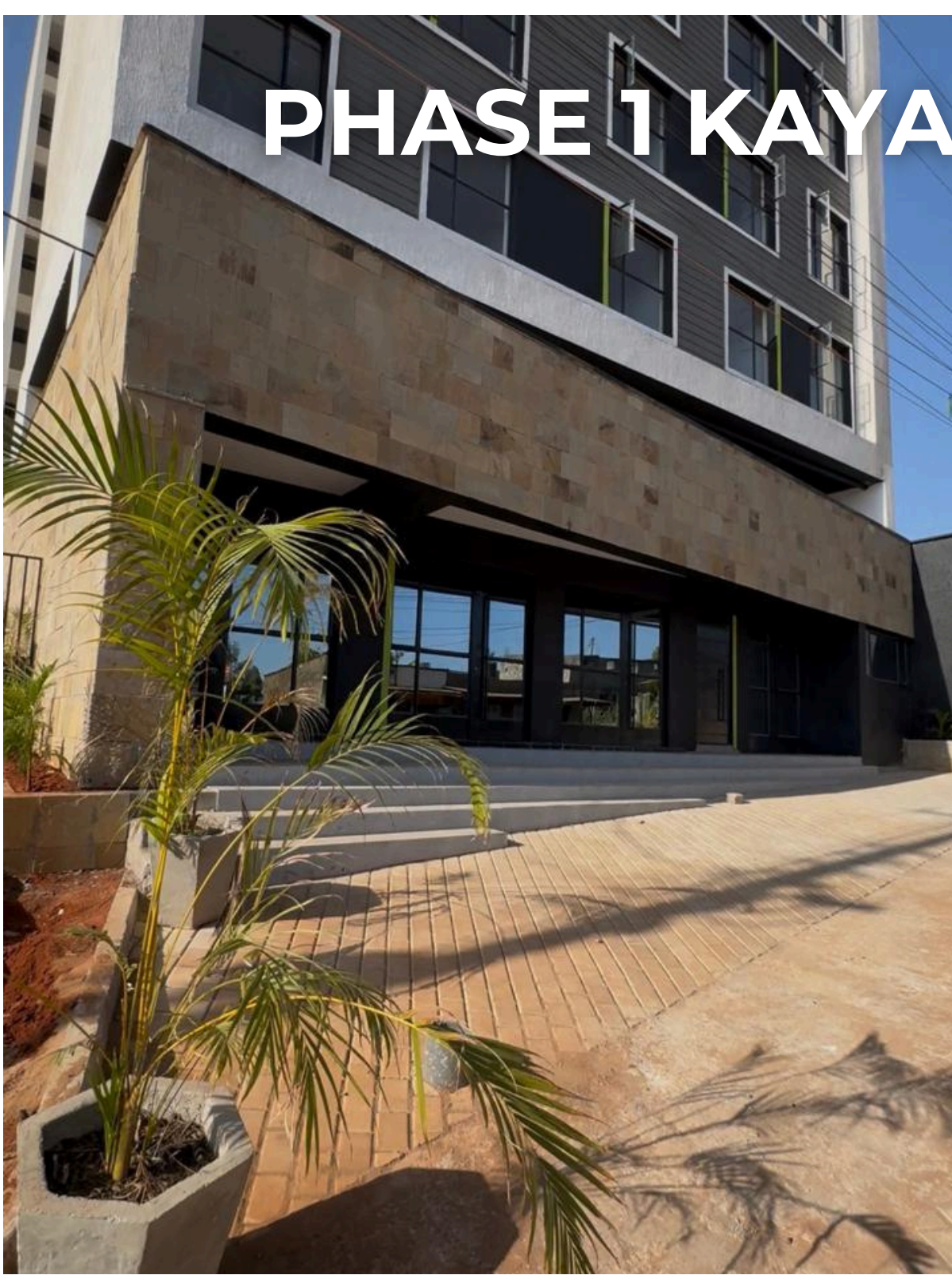
CONSTRUCTION SCHEDULE

Finishes	Status (Comments)	Completion %	Completion Date
Lift Installation	Government Inspector Approved Use of Lift	100%	Completed & Functioning
Back-Up Generator & CCTV Installation	Generator Enroute from China CCTV Installation Underway	50%	30th June 2026

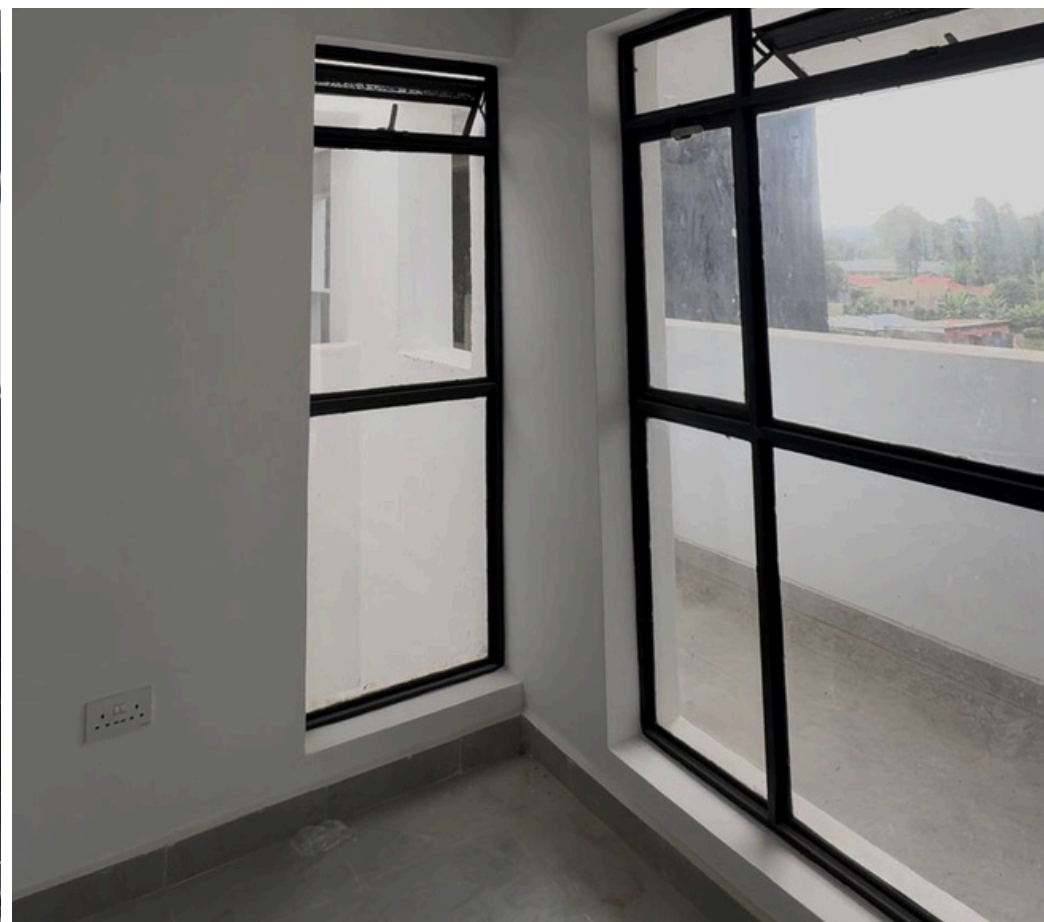
Sectional Titles Update	Explanation	Completion %	Target Completion Date
Geo-Referencing of the Property	A licensed surveyor geo-references the property to confirm its exact location, boundaries, and relationship to the registered parcel.	100%	Commenced
Preparation of the Sectional Plan	The surveyor prepares the sectional plan showing each unit, unit number, approximate floor area, common areas, parking areas where applicable, and shared facilities. Sectional plans must be geo-referenced and signed by the proprietor and sealed by the Director of Surveys	30%	Ongoing
County Review / Confirmation	The sectional plan is checked against the approved architectural and building plans to confirm that the units match what was approved and constructed.	0%	August - 2026
Payment of Section Titles Disbursement by Clients	Clients pay the disbursements under the First Schedule	0%	September - 2026
Submission to the Land Registry / Ministry of Lands	The sectional plan and supporting documents are submitted to the Land Registry. The application is accompanied by the original title or lease and an application to register the owners' corporation.	100%	November -2026
Submission to Survey of Kenya	The sectional plan is submitted to the Survey of Kenya for verification, authentication, and approval.	100%	January 2027
Registration of the Sectional Plan	The Land Registrar registers the sectional plan. At this stage, the mother title is closed and separate unit registers are opened for each apartment/unit	100%	February - 2027
Formation of the Owners' Corporation	An owners' corporation is registered to manage the common areas, service charge, shared facilities, insurance, repairs, and general estate management.	100%	February - 2027
Issuance of Individual Sectional Titles	Each unit is issued with its own certificate of title or certificate of lease, depending on whether the underlying land is freehold or leasehold.	100%	March - 2027
Transfer to Individual Purchasers	Once individual sectional titles are issued, each unit can be transferred to its respective buyer/investor. Buyers may be required to provide KRA PIN, ID/passport details, passport photos, and Ardhisasa details where applicable to pay STAMP DUTY for the unit	100%	March - 2027

Next Steps: To date 35 units have been occupied with tenants and more are expected to come in the month

PHASE 1 KAYA COMPLETE



PHASE 1 KAYA COMPLETE



127 KAYA

PHASE 2 - Now Selling

Investment Overview

Kaya Residences phase 2 is a one block apartment tower comprising of a total of 72 units across 8 floors with 2 parking levels, featuring junior one-bedroom and one-bedroom apartments, with completion expected in Q4 2027.

From an investment perspective, 127 Kaya Phase 2 presents an appealing opportunity with units starting from KES 3M, potential rental yields of up to 9%, and monthly rental income of up to KES 35,000.

UNIT TYPOLOGY	SIZE (SQM)	PRICE EARLY BIRD PRICING	RENTAL RETURN	RENTAL YIELD
Junior 1 bedroom	30 SQM	KES 3M	KES 22,000	9%
1 bedroom	45 SQM	KES 4.5M	KES 35,000	9%

Ground Breaking: 30th June 2026

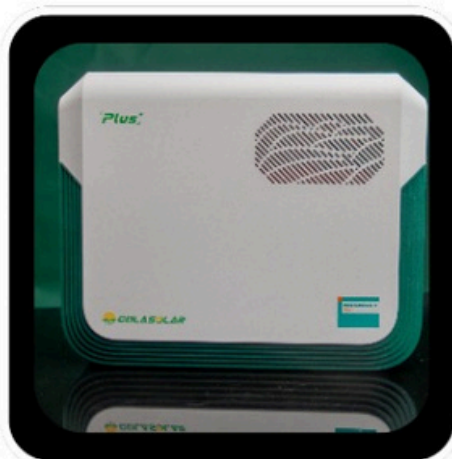
Construction Period: 18 months

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